

November 14, 2022

Suzan Pitman, Chair  
Rockville Planning Commission  
City of Rockville  
111 Maryland Avenue  
Rockville, Maryland 20850

RE: Traffic and Transportation Commission comments for 2 Research Place

Dear Chair Pitman,

The City of Rockville Traffic and Transportation (T&T) Commission has reviewed the results of the Comprehensive Transportation Review for 2 Research Place and submits the following comments, pursuant to the requirements of the 2018 City of Rockville Comprehensive Transportation Review.

The City of Rockville Department of Public Works and Planning and Development Services staff introduced this development application at the October 25, 2022, T&T Commission meeting. Jim Soltesz, from Soltesz Co., attended the meeting as the applicant. The T&T Commission approved a motion to submit written comments to the Planning Commission.

The T&T Commission supports the staff evaluation, findings, and recommendations for traffic mitigation. In addition to the staff recommended conditions, the T&T Commission recommends the Planning Commission to consider the following issues and recommendations.

1. The T&T Commission confirms that the increase in motor vehicle trips will not exceed the capacity of the intersections studied for this development.
2. The proposed sidewalk along the subject property's driveway is less than five-feet wide. Americans with Disabilities Act (ADA) guidelines indicate that sidewalks narrower than five-feet can limit maneuverability for persons in wheelchairs, and recommends that turn-arounds be provided every 200 feet. The driveway sidewalk should be widened to five feet, or a turnaround should be provided if the sidewalk is longer than 200-feet.
3. The nearest bus stops to the proposed development are located at the intersection of Research Place and Research Blvd. The T&T Commission recommends that crosswalks be added, crossing Research Blvd so that people traveling to the subject site via bus can cross at the bus stop.
4. There are trees along the existing driveway. While the T&T Commission recognizes that some trees will be removed to provide a sidewalk, efforts should be made to keep as many trees as possible.
5. The parking garage is proposed to include electric vehicle charging stations. The T&T Commission recommends that these stations be required to follow the design guidance from the U.S. Access Board for ADA accessibility to use and navigate around electric vehicle charging stations.
6. The T&T Commission supports the proposed streetlights along the driveway, on Research Place, and near the building entrances.

The Traffic and Transportation Commission thanks the Planning Commission for the opportunity to review and provide additional comments on a development application. Should any further questions

arise related to transportation, please do not hesitate to coordinate with the Traffic and Transportation Division staff for further discussion and collaboration with the Traffic and Transportation Commission.

Thank you,

A handwritten signature in cursive script, reading "Kathleen Kleinmann". The signature is written in dark ink and is positioned above the printed name.

Kathleen Kleinmann, Chair  
Rockville Traffic and Transportation Commission

CC: The Honorable Bridgette Donnell Newton, Mayor  
Emad Elshafei, Chief, Traffic and Transportation Division  
Faramarz Mokhtari, Senior Transportation Planner, Traffic and Transportation Division  
Christopher Davis, Senior Planner, Community Planning and Development Services